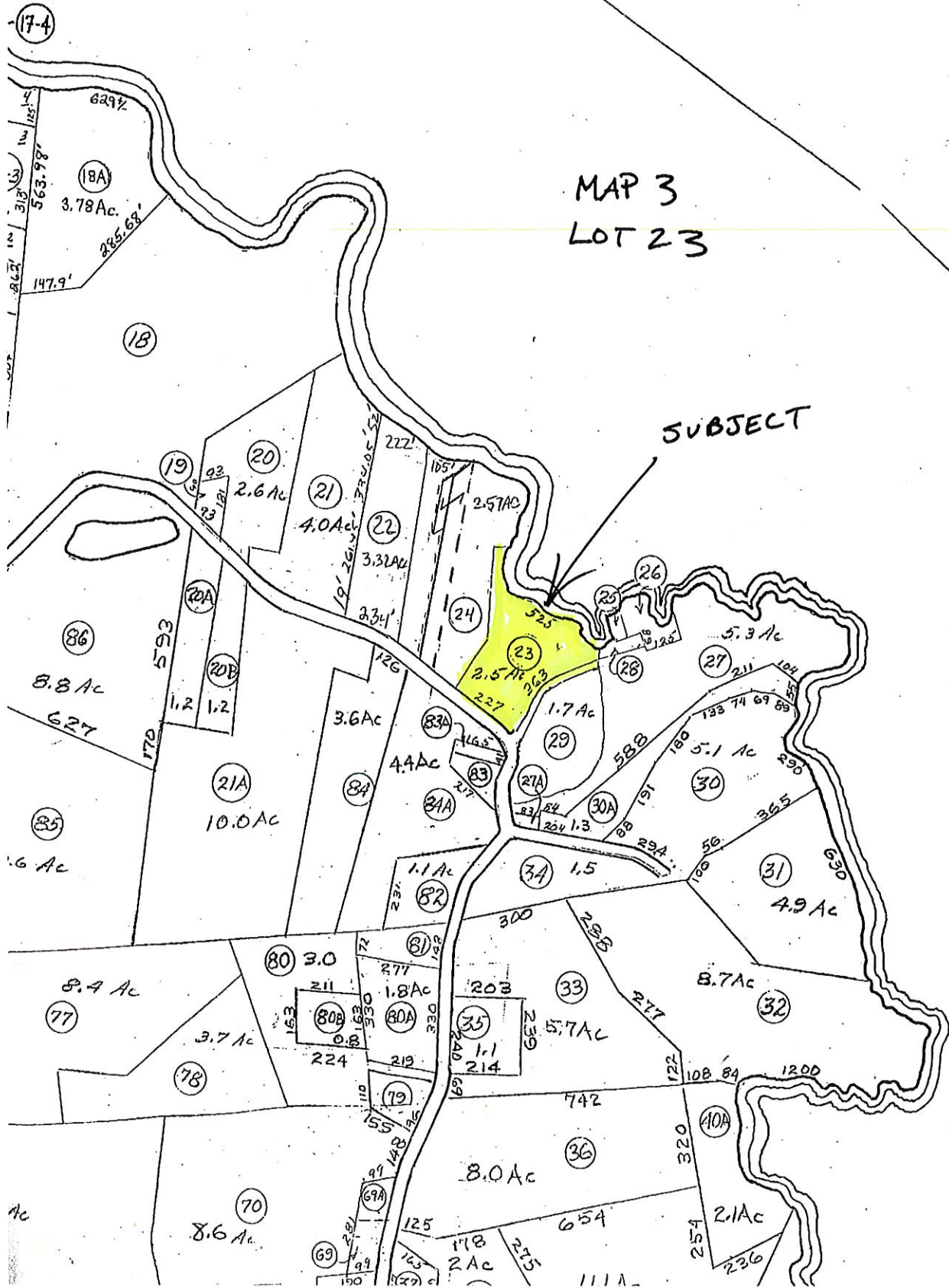


SOUTHEAST HARBOR

MAP 3
LOT 23

SUBJECT



SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.

PROPERTY LOCATED AT: 2 Liberty Pole Point Road
Stonington, ME 04681

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
Pump: Yes No N/A Quantity: _____ Yes No Unknown
Quality: Yes No Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No
IF YES: Date of most recent test: 3/17, 9/18 Are test results available? Yes No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
IF YES, are test results available? Yes No
What steps were taken to remedy the problem? Obtained quotes for radon mitigation, on file

• IF PRIVATE:

INSTALLATION: Location: New drilled well in apple orchard
Installed BY: Williams & Taplin DATE of Installation: 2002
USE: Number of Persons currently using system? up to 4
Does system supply water for more than one household? Yes No Unknown

COMMENTS: Also a hand dug well that supplies all outdoor faucets. Pumps replaced in both.
Source of SECTION I information: Sellers

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you had the sewer line inspected? Yes No If yes, what results: N/A
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? N/A

• IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Other: _____
Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
Tank Type: Concrete Metal Unknown Other: Plastic
Location: In front of screen room OR Unknown Date of Installation: Robert Gray, 1998
Date Last Pumped: Unknown Name of Company Pumping Tank: Robert Gray
Have you experienced any malfunctions? Yes No
If yes, give the date and describe the problem: N/A

Date of Last Servicing of tank: Inspected 9/2018 Name of Company Servicing Tank: Jerald Smith, inspector

LEACH FIELD: Yes No Unknown

IF YES: Location: Lower lawn, directed from tank towards willow tree

Date of installation of leach field: Unknown Installed by: Unknown

Date of Last Servicing of leach field: Inspected 9/2018 Name of Company Servicing leach field: Smith, inspector

Have you experienced any malfunctions? Yes No

If yes, give the date and describe the problem & what steps were taken to remedy: current system functioning without issue. Have 4bdrm design on file for updated leachfield, soil scientist Gramlich 2018

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
IF YES, is it available? N/A

Is System located in a Shoreland Zone? Yes No Unknown

Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS: 2018 inspection report on file. Design for 4bdrm leachfield on file.

Source of SECTION II information: Sellers

2016 Page 1 of 3 - SPD Buyer(s) Initials _____ Seller(s) Initials [Signatures]
The Island Agency, PO Box 543 Stonington, ME 04681 Phone: (207)367-2550
Cindi Heansler Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

SECTION III. HEATING SYSTEM(S)/SOURCE(S)

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Electric Baseboard	Forced Hot Air	(2) fireplaces	
Age of system(s)/source(s)	2005	unknown		
Name of company that services system(s)/source(s)		Ray Weed Plumbing		
Date of most recent service call				
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	Has been used seasonally			
Malfunction per system(s)/ source(s) within past 2 years	No	furnace needs replacement	No	
Other pertinent information				

Is there an oil supply line? Yes No Unknown Is it buried? Yes No Unknown Is it sleeved? Yes No Unknown
 Chimney(s): Yes No If yes, lined: Yes No Unknown Last Cleaned: unknown
 Is more than one heat source vented through one flue? Yes No Unknown Had a chimney fire: Yes No Unknown
 Has chimney been inspected? Yes No Unknown; If Yes, when: _____ Direct/Power Vent: Yes No Unknown
 COMMENTS: Furnace being sold as-is
 Source of SECTION III information: Sellers

SECTION IV. HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown
 IF YES: Are tanks in current use? Yes No Unknown
 IF NO above: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Have you experienced any problems such as leakage? _____
 Are tanks registered with the Dept. of Environmental Protection? Yes No Unknown
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.? Yes No Unknown
 COMMENTS: No known underground tanks
 Source of information: Sellers

B. ASBESTOS - Current or previously existing:
 • as insulation on the heating system pipes or duct work? Yes No Unknown
 • in the siding? Yes No Unknown • in the roofing shingles? Yes No Unknown
 • in flooring tiles? Yes No Unknown • other: _____ Yes No Unknown
 Source of information: Sellers
 COMMENTS: _____

C. RADON/AIR - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: March 2017, Sept 2018 By: Perkins Home Inspection
 Results: fine If applicable, What remedial steps were taken? N/A
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: _____
 Source of information: Seller

D. RADON/WATER - Current or previously existing:
 Has the property been tested? Yes No Unknown
 IF YES: Date: 2017 By: Nelson Analytical Lab
 Results: 25800 pCi/L If applicable, What remedial steps were taken? obtained mitigation quotes
 Has the property been tested since remedial steps? Yes No Unknown
 Are test results available? Yes No Results & Comments: Quotes on file
 Source of information: Nelson Analytical Lab

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? Yes No Unknown
 Unknown but possible due to age
 IF YES, describe location and the basis for the determination: _____
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards: Yes No
 IF YES, describe: _____
 Are you aware of any cracking, peeling or flaking paint? Yes No
 COMMENTS: Some flaking paint on trim - see 10/18
 Source of information: Sellers

DS DS DS DS

PROPERTY LOCATED AT 2 Liberty Pole Point Road, Stonington, ME 04681

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown OTHER: No known hazardous materials

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Source of information: Sellers
Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V. GENERAL INFORMATION

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

IF YES: Explain: N/A

What is your source of information: Sellers, deed

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? Yes No Unknown

IF YES: Explain: N/A Forest Management and Harvest Plan available? Yes No Unknown

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: N/A

• Year Principal Structure Built: 1860 significant renovations What year did Seller acquire property? 2002

• Roof: Year Shingles/Other Installed: 2014
Water, moisture or leakage: None

Comments: roof on main house 2015, barn 2012, kitchen breezeway 2015

• Foundation/Basement: Sump Pump: Yes No Unknown Comments: _____

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: Minor, spring seasonal

Prior water, moisture or leakage? Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other: _____ Unknown

• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Unknown Modular - Yes No Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: N/A

Source of SECTION V information: Sellers

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

SECTION VI. ADDITIONAL INFORMATION

2003 - Kitchen remodel. Wiring and plumbing updated. Landscaping.

2012 - Pressure washed and seal decking.

2003, 2012, 2015 - Roof shingles.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

Ann Smalser SELLER Patricia Chresson 4/21/2017 4/21/2017
F193A4345933437... C90C8486BDDF4FC... DATE

Ronald Strouse SELLER Frederick Cresson 4/21/2017 4/21/2017
6938C1408BF9449... 35092A56C25B4AC... DATE

Ron Strouse/Frederick Cresson

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

LEAD PAINT ADDENDUM

TO CONTRACT DATED _____ BETWEEN
Ron Strouse/Frederick Cresson, Ann Smalser/Patricia Cherego (hereinafter "Seller")
 AND _____ (hereinafter "Buyer")
 FOR PROPERTY LOCATED AT 2 Liberty Pole Point Road, Stonington, ME 04681

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (check one)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (check one below):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. DocuSigned by:

<u>Ronald Strouse</u>	<u>Frederick Cresson</u>	<u>5/1/2016</u>
<small>Seller 8838C140BBF8448</small>	<small>36082A58C25B4AC...</small>	<small>Date</small>

Buyer _____ Date _____


<u>Ann Smalser</u>	<u>Patricia Cherego</u>	<u>5/2/2016</u>
<small>Seller F193A4345033437...</small>	<small>C80C8488BDDDF4FC...</small>	<small>Date</small>

Buyer _____ Date _____

<u>Cindi L. Eaton</u>	<u>4/26/2016</u>
<small>Agent 9867B62C8E854A7</small>	<small>Date</small>

Agent _____ Date _____

Cindi L. Eaton

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QUITCLAIM DEED WITH COVENANT

RONALD L. STROUSE and FREDERICK CRESSON, both having a mailing address of 131 E. Oakland Avenue, Doylestown, Pennsylvania 18901, PATRICIA M. CHEREGO and ANN G. SMALSER, both having a mailing address of 121 Woodview Drive, Doylestown, Pennsylvania 18901, for consideration paid, GRANT to PATRICIA M. CHEREGO and ANN G. SMALSER, both having a mailing address of 121 Woodview Drive, Doylestown, Pennsylvania 18901, as JOINT TENANTS, with QUITCLAIM COVENANT, an undivided one-half interest in and to a certain lot or parcel of land, together with the improvements thereon, situated in Stonington, Hancock County, Maine, bounded and described as follows:

"Beginning at a point on the north side of the road, seventeen (17) feet from 'the bridge'; thence by said Road southerly three hundred and sixty-three (363) feet, to a stake and stones at the Road leading to the homestead of William Sellers; thence by the last named road, westerly, two hundred and twenty-seven (227) feet to a stake on the north side of said Road; (seventy feet from the corner of an old stone wall); thence north, forty (40) degrees east, one hundred and seventy-two (172) feet, to a mark on the ledge of a rock; thence north eight (8) degrees forty-five (45) minutes east, two hundred and eighty (280) feet to a stake and a group of Spruce trees; thence south eighty (80) degrees thirty (30) minutes east, thirty-eight (38) feet six (6) inches to middle of a large boulder on the shore or ocean; thence along said shore line, southerly, easterly, northerly and westerly (Irregularly) five hundred and twenty-five (525) feet, more or less, to the place of beginning".


Also conveying all of the Grantor's right, title and interest in and to the shore and flats adjacent to the above described premises.

EXCEPTING from the above described premises that portion contained within the premises conveyed by deed of Harry M. Montgomery to Charles Welles and Marilyn Welles, dated May 8, 2001, recorded at the Hancock County, Maine, Registry of Deeds in Book 3070, Page 25.

The premises are conveyed subject to an Easement for Utility Services conveyed by Harry M. Montgomery to Charles Welles and Marilyn Welles by the deed recorded at the Registry in Book 3070, Page 25.

MEANING AND INTENDING TO CONVEY and hereby conveying the premises described in a deed from Harry M. Montgomery to the Grantors herein, dated October 2, 2003, recorded at the Hancock County, Maine, Registry of Deeds in Book 3752, Page 316.

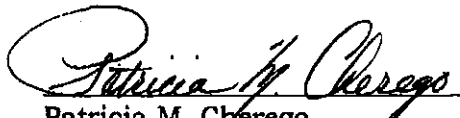
WITNESS our hands and seals this 8 day of July, 2009.




Ronald L. Strouse



Frederick Cresson



Patricia M. Cherego



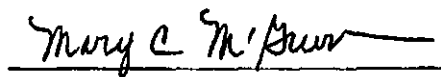
Ann G. Smalser

STATE OF PENNSYLVANIA
COUNTY OF BUCKS

10 JUNE, 2009

Then personally appeared the above named RONALD L. STROUSE and acknowledged the foregoing instrument to be his free act and deed.

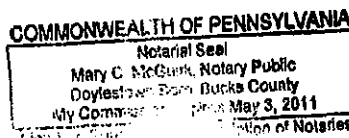
Before me,



Notary Public

Print name of Notary

MARY C MCGUIRK

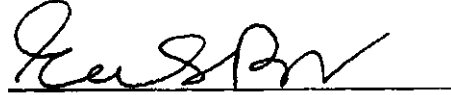


MAINE
STATE OF ~~PENNSYLVANIA~~
COUNTY OF HANCOCK

July 8, 2009

Then personally appeared the above named PATRICIA M. CHEREGO and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public

Ellen S. Best, Notary Public
State of Maine
My Commission Expires 5/8/2014

SEAL

Print name of Notary

(2 N)
(3) #1



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION



35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

**Right Now
You Are A
Customer**

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee may not act as your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

**You May
Become
A Client**

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, in addition to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

**COMPANY POLICY ON CLIENT-LEVEL SERVICES —
WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**"); or
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations, a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. The possibilities and consequences of dual agency representation must be explained to you by the licensee. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party. Also, a dual agent may not be the advocate for either party and cannot negotiate for nor advise as to the price or terms of the transaction.

THIS IS NOT A CONTRACT

Remember!
Unless you enter into a written agreement for agency representation, a licensee is not allowed to represent you!

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____
To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name
on behalf of The Island Agency
Company/Agency

MREC Form#3 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.